

2014-007608

Klamath County, Oregon

07/21/2014 12:11:41 PM

Fee: \$57.00

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Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997;

Grantor

Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265;

Grantee

After Recording Return to:  
Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997 7827.20506

Tax statements shall be sent to the following address:  
Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265

FOR COUNTY USE:

Consideration: \$127,000.00

**TRUSTEE'S DEED**

THIS INDENTURE, made July 17, 2014, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Federal National Mortgage Association, hereinafter called the second party;

**RECITALS:**

RECITALS: John Burgess Ross and May Louise Ross, as tenants by the entirety, as grantors, whose address is 4540 Highway 39, Klamath Falls, OR 97603 executed and delivered to: Amerititle, as trustee, for the benefit of Financial Freedom Senior Funding Corporation, A Subsidiary of IndyMac Bank, F.S.B., as beneficiary, a trust deed dated 04/10/08, duly recorded on 04/15/08 in the mortgage records of Klamath County, Oregon in 2008-005490 and subsequently assigned to OneWest Bank, FSB by Assignment recorded as 2013-013689. In the trust deed, the real property described below ("Property") was conveyed by the grantor to the trustee to secure, among other things, the performance of the grantor's obligations to the beneficiary. The grantor thereafter defaulted in the performance of those obligations and such default(s) still existed at the time of the trustee's sale of the Property described below.

Because of the default(s), the record beneficiary under the trust deed or its predecessor declared all sums secured by the trust deed immediately due and owing; therefore, a Notice of Default, containing an election to sell the Property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations owed to the beneficiary was recorded in the mortgage records of the county in which the Property is located on 03/05/14, in 2014-001882.

After recording the Notice of Default, the trustee gave notice to the grantor(s) and/or occupants pursuant ORS 86.756 by mailing said notice by both first class and certified mail with return receipt requested. Trustee gave notice of the time for and place of sale of the Property as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D.(2) and 7D.(3) or mailed by both first class and certified mail with return receipt requested to the last known address of the persons or their legal representatives, if any, named in ORS 86.764(1) and (2)(a), at least 120 days before the date the Property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in ORS 86.764(4), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Trustee's Notice of Sale was served upon occupants of the Property in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the Property was sold, pursuant to ORS 86.774(1). If the foreclosure was stayed and released from stay, copies of an Amended Notice of Sale in the form required by ORS 86.782(12) were mailed within thirty days after release from stay by registered or certified mail to the last-known address of those persons listed in ORS 86.764 and 86.774(1) and any person requesting notice who was present at the time and place set for the sale which was stayed. Further, the trustee published a copy of the Trustee's Notice of Sale in a newspaper of general circulation in each county in which the Property is located, once a week for four successive weeks; the last publication of Notice of Trustee's Sale occurred more than twenty days prior to the date of sale. Compliance with the ORS 86.756 and the mailing, service and publication of the Trustee's Notice of Sale are evidenced by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the county in which the Property is located.

The trustee has no actual notice of any person, other than the persons identified in the affidavit(s) and proof(s) of mailing and/or service, having or claiming any lien on or interest in the Property, entitled to notice pursuant to ORS 86.764(1)(b) or (1)(c).

F.  
52.00

Pursuant to the Notice of Trustee's Sale, one or more due public proclamations of the sale's postponement and/or an Amended Notice of Trustee's Sale, the trustee -- on July 14, 2014, at 10:00 AM. in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by the trust deed -- sold the Property in one parcel at public auction to Federal National Mortgage Association for the sum of \$127,000.00, Federal National Mortgage Association being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$127,000.00

NOW, THEREFORE, in consideration of the highest bid submitted at the public auction of the Property, \$127,000.00, paid in the form of an offset credit bid by the record beneficiary, the receipt of which is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does, at the direction of the record beneficiary, hereby convey to Federal National Mortgage Association all interest the grantor had or had the power to convey at the time of grantor's execution of the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the Property, which is legally described as follows::

A tract of land in the S1/2 S1/2 SE1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet North and 30 feet West of the SE corner of the SE1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the True Point of Beginning of this description; thence running Northerly along the State Highway 300 feet; thence running Westerly and parallel to the Section line between Sections 12 and 13, 378.67 feet, more or less, thence Southerly 318.45 feet to a point lying Easterly 477.33 feet more or less from the point of beginning; thence Easterly along said line 477.33 feet, more or less, to the true point of beginning.

Commonly known as: 4540 Highway 39, Klamath Falls, OR 97603

This conveyance is made without representations or warranties of any kind. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

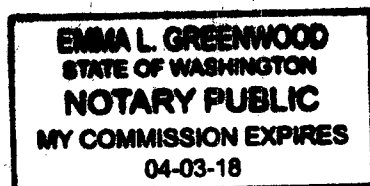
IN WITNESS WHEREOF, the undersigned trustee has executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.

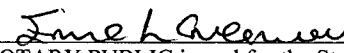
  
Deirdre Piggott, Assistant Vice President  
Northwest Trustee Services, Inc., Trustee

STATE OF WASHINGTON                     )  
   ) ss.  
COUNTY OF KING                     )

I certify that I know or have satisfactory evidence that DEIRDRE PIGGOTT is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as an Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 17, 2014



  
NOTARY PUBLIC in and for the State of  
Washington, residing at King Co.  
My commission expires 04-03-18

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930